



**City of Santa Clara  
PLANNING COMMISSION  
Wednesday, March 12, 2008  
7:00 P.M.  
CITY COUNCIL CHAMBERS  
SUMMARY OF ACTIONS**

**Please refer to the Planning Commission Procedural Items coversheet for information on all procedural matters.**

**REGULAR ITEMS – 7:12 p.m.**

- 1. PLEDGE OF ALLEGIANCE and INVOCATION**
- 2. ROLL CALL**
- 3. DISTRIBUTION OF AGENDA AND STAFF REPORTS**
- 4. DECLARATION OF COMMISSION PROCEDURES**
- 5. REQUESTS FOR WITHDRAWALS AND CONTINUANCES WITHOUT A HEARING**  
Agenda Item #10. Location: 1 Great America Parkway.

**6. ITEMS FOR COUNCIL ACTION**

**The following items will be sent forward to the City Council following the conclusion of hearings and recommendations by the Planning Commission:**

**Agenda Item 13 Location: 1988 Bellomy Street**

**Agenda Item 14 Location: 2200, 2211 and 2231 Lawson Lane**

**7. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS**

There were three oral petitions. See minutes for discussion.

**8. CONSENT CALENDAR**

The following items routine administrative and public hearing items were approved under the Consent Calendar unless otherwise noted.

**Routine Items/Consent Calendar**

- 8.A.** Planning Commission Minutes of February 13, 2008

**Public Hearing Items/Consent Calendar**

- 8.B.** File: **PLN2008-06915/PLN2007-06751**  
Location: 1211 Franklin Mall, one tenant space in the Franklin Square Shopping Center, located on the west side of Jackson Street, approximately 250 feet south of Benton Street (APN:269-22-115).  
Applicant: Jasmine Thai Cuisine  
Request: **Repost/Amend Use Permit** to combine a previously approved restaurant with an adjacent existing restaurant (2,800 square feet total floor area) with approved beer and wine service at both locations and a total of 90 indoor seats in the Commercial Downtown District  
Project Planner: Marge Sung, Planning Intern II  
Commission Action: **Approved, subject to conditions**

- 8.C. File:** **PLN2007-06793**  
**Location:** 3072 El Camino Real, a 51,000 square feet lot on the south side of El Camino Real and 415 feet east of Calabazas Boulevard (APN 290-04-006). Property is Zoned CT (Commercial Thoroughfare).  
**Applicant:** Tae K. Kim  
**Request:** **Repost/Amend Use Permit** for extension of hours to 10:00 a.m. to 11:00 p.m. Monday through Sunday to allow new restaurant with an existing Use Permit to serve beer and wine to occupy a 16-seat tenant space within a retail mall.  
**Project Planner:** Yen Chen, Associate Planner  
**Commission Action:** **Approved, subject to conditions**
- 8.D. File:** **PLN2007-06241**  
**Location:** 2805 Bowers Avenue, a 5.29 acre site, located on the east side of Bowers Avenue and approximately 386 feet south of Kifer Road. (APN: 216-28-063). Property is Zoned ML (Light Industrial).  
**Applicant:** Keypoint Credit Union  
**Request:** **Use Permit** to allow 10,000 square feet of an existing 100,000 square foot facility to be used for retail/restaurant space. No alcohol, live entertainment or outdoor seating is proposed.  
**Project Planner:** Judith Silva, Associate Planner  
**Commission Action:** **Approved, subject to conditions**
- 8.E. File:** **PLN2007-06780**  
**Location:** 1494 Homestead Road, a 4,791 square foot lot at the southeast corner of Homestead Road and Jefferson Street (APN 269-26-119). Property is zoned RI-6L (Single Family Residential).  
**Applicant:** Maia Gendreau, MBA Architects  
**Owner:** Michael Schmidt  
**Request:** **Variance** to construct an 18 foot by 18 foot detached garage where 20 feet by 20 feet is required at a 1 foot 6 inch rear yard setback where five feet is required in conjunction with the demolition of an existing nonconforming garage and the conversion of an existing attic to living area in a historic single family residence.  
**Project Planner:** Debby Fernandez, Assistant Planner II  
**Commission Action:** **Approved, subject to conditions**
- 8.F. File:** **PLN2008-06891**  
**Location:** 96 Rodonovan Drive, a 9,432 square foot lot on the west side of Rodonovan Drive approximately 690 feet north of Stevens Creek Boulevard (APN 296-17-027). Property is zoned R1-6L (Single Family Residential).  
**Applicants/Owners:** Cheryl and Michael Fisher  
**Request:** **Architectural Review** of an attic conversion to living area resulting in a six bedroom single family residence  
**Project Planner:** Debby Fernandez, Assistant Planner II  
**Commission Action:** **Approved, subject to conditions**  
*Please note: Agenda Item 8.F. was removed from the Consent Calendar and discussed under regular agenda items and referred to the Architectural Committee..*
- 8.G. File:** **PLN2007-06577**

1262 Blackfield Drive, a 5,200 square foot lot on the west side of Blackfield Drive approximately 800 feet north of Benton Street (APN: 290-07-057). Property is zoned R1-6L (Single Family Residential)

Applicant: Jeff Guinta for Innovative Concept  
 Owner: Lary James  
 Request: **Variance** to increase lot coverage from existing 45.7% to 46.7%, where 40 percent is the maximum allowed by Ordinance. ~~Variance for existing 56 sq. ft. storage building in PUE with 1' rear yard setback~~

Project Planner: Marge Sung, Planning Intern II  
 Douglas Handerson, AICP, Associate Planner

**Commission Action: Approved, subject to conditions**  
 \*\*\*\*\***End of Consent Calendar**\*\*\*\*\*

#### CONTINUED ITEMS

9. File: **PLN2007-06699**  
 Location: 2570 Castello Way, a 6,300 square foot lot on the west side of Castello Way approximately 260 feet north of Vincent Drive (APN 216-24-068). Property is Zoned R1-6L (Single Family Residential).

Applicants/Owners: Juan and Susana Gallaga  
 Request: **Variance** to allow the construction of an attached two-car tandem carport, in conjunction with the permitting of a garage conversion. *Application is the result of a Correction Notice (CRN2007-01632).*

Project Planner: Jeff Schwilk, AICP, Associate Planner

**Commission Action: Denied**

10. File: **PLN2008-06835**  
 Location: 1 Great America Parkway, a portion of the Great America Theme Park, generally located on the east side of Great America Parkway, south of Tasman Drive (APN 104-42-019). Property is zoned CT (Thoroughfare Commercial)

Applicant: CA Great America  
 Owner: City of Santa Clara  
 Request: **Variance** for ride height in conjunction with the construction of a 111-foot high wooden coaster.

Project Planner: Jeff Schwilk, AICP, Associate Planner

**Commission Action: Continued up to 90 days**

#### ENVIRONMENTAL AND REZONING

11. File: **PLN2007-06257**  
 Location: 4041 Davis Street, a 7,500 square foot lot on the east side of Davis Street approximately 200 feet south of Beech Street (APN 104-12-079). Property is zoned R1-6L (Single Family Residential).

Applicant: Robert Fitch  
 Owner: Mr. and Mrs. Kishin Kanuga  
 Request: **Rezone** from R1-6L (Single Family Residential) to R2-7L (Duplex); and  
**Variance** for reduced front yard setback to 15 feet where 20 feet is required and reduced lot width of 50 feet where 65 feet is required for duplex zoning; in conjunction with the demolition of an existing accessory unit and detached garage.

Project Planner: Jenny Lee, Assistant Planner

**Commission Action: Continued for up to 90 days**

12. File: **PLN2003-04079, PLN2006-05534, and CEQ2003-01015**  
Location: 3610 and 3700 El Camino Real, two lots totaling 12.59 acres at the southwest corner of El Camino Real and Lawrence Expressway (APNs: 313-06-002 & 004). Property is zoned CC (Community Commercial)  
Applicant/Owner: Santa Clara Square, LLC  
Request: **Certify Environmental Impact Report (EIR) (SCH2003122002) Rezone** from Community Commercial (CC) to PD (Planned Development) for Mixed Use development of up to 490 residential condominium units, up to 12,300 square feet of office and up to 171,000 sq. ft. of retail  
**Tentative Subdivision Map** of the site into five parcels with air space condominiums above;  
**Variance** for a reduction in parking from 1,876 to 1,762 spaces; and  
**Development Agreement**  
Project Planner: Douglas Handerson, AICP, Associate Planner  
**Commission Action:** **Conducted public hearing, took comments, and continued item up to 90 days**
13. File: **PLN2007-06776/PLN2008-06839**  
Location: 1988 Bellomy Street, a 37,388 square foot lot on the south side of Bellomy Street approximately 360 feet west of California Street (APN: 269-39-095). Property is zoned R3-25D (Moderate-Density Residential)  
Applicant: Richard Tso of Kier & Wright, for Monterey Capital  
Owner: Kosich Properties – Dewey Kosich  
Request: **Rezone** from R3-25D to PD[R3-25D] to convert an existing 21-unit apartment complex into condominiums, with  
**Variances** for parking, density, building coverage and landscaped area, and  
**Tentative Subdivision Map (PLN2008-06839)**  
Project Planner: Jeff Schwilk, AICP – Associate Planner  
**Commission Recommendation:** **Approve Rezoning** from R3-25D to PD(R3-25D) and **Tentative Subdivision Map**; and  
**Commission Action:** **Approved Variances** for parking, density, building coverage and landscaped area, subject to conditions
14. File: **CEQ2007-01041/PLN2007-06379/PLN2008-06880/PLN2007-06551**  
Location: 2200, 2211 and 2231 Lawson Lane, three parcels totaling 16.09 acres at the northeast intersection of San Tomas Expressway and Central Expressway (APN: 224-44-015, 016 & 018). Properties are zoned ML (Light Industrial).  
Applicant/Owner: Sobrato Development Companies  
Request: **Certification of Final Environmental Impact Report; Rezone** from ML (Light Industrial) to PD (ML) (Planned Development) and **Development Agreement** to construct a phased campus development consisting of three high-rise office buildings, two parking structures, site access, circulation and landscape improvements  
Project Planner: Debby Fernandez, Assistant Planner II  
**Commission Action:** **Certified Final Environmental Impact Report; and**  
**Commission Recommendation:** **Approve Rezoning and Development Agreement**, subject to conditions

## USE PERMIT

**15.** File: **PLN2008-06892**  
Location: 1795 Space Park Drive, a 49,660 square foot lot on the northeast corner of Space Park Drive and Alfred Street. (APN: 224-42-006). Property is zoned Light Industrial (ML)  
Applicant: Santa Clara Vanguard  
Request: **Repost/Amend Use Permit** to allow extension of bingo hours on a ML zoned property.  
Project Planner: Marge Sung, Planning Intern II  
**Commission Action:** **Approved, subject to conditions**

## 16. REFERRALS

File: **The Grand Boulevard Initiative (GBI) Guiding Principles**  
Location: The El Camino Real corridor from San Jose to Daly City.  
Applicant: Grand Boulevard Initiative Task Force  
Request: Review the GBI Guiding Principles  
Project Planner: Yen Chen, Associate Planner  
Daniel Vanwie, Assistant Planner I  
**Commission Recommendation:** **Continued up to 90 days for additional details/information**

## 17. OTHER BUSINESS

Commission Procedures and Staff Communications

*Public comment on these items may be limited to one minute, at discretion of the Chair*

- a. Announcements/Other Items
- b. Report of the Director of Planning and Inspection
  - City Council actions
  - Commission/Board Liaison and Committee Report
  - Commission/Committee Assignments
    - Architectural Committee: Commissioners Marine and Stattenfield (Sarodi and Barcells alternates)
    - Station Area Plan: Chairperson Champeny
    - General Plan sub-Committee: Commissioners Fitch and O'Neill
- c. Commission Procedures
  - Planning Procedures
  - Work plan items
- d. Update on Comprehensive General Plan Amendment Process/ General Plan Update

## 18. ADJOURNMENT – 12:48 p.m.